

**MINUTES OF THE CITY PLANNING COMMISSION
J. MARTIN GRIESEL CONFERENCE ROOM**

**May 17, 2002
9:00 AM**

Present: Appointed Members: Caleb Faux, Donald Mooney, Pete Witte;
Administration: City Manager's Delegate David Rager; City Planning
Staff: Urban Conservator Skip Forwood.

The meeting was called to order by Chairman Don Mooney.

CONSENT ITEMS

Plat of Dedication for Brodbeck Place and Foxcove Lane of the Brodbeck Park Subdivision in Westwood

J. T. King and Company, registered engineers, submitted a Plat of Dedication for Brodbeck Place and Foxcove Lane on behalf of Glacid Development, Inc., the owner and developer. The Plat dedicated a 50-foot right-of-way for both Brodbeck Place and Foxcove Lane, and an adjoining 10-foot utility easement on both sides of the right-of-way. In addition, the Plat identifies a 20-foot sanitary sewer easement extending from Brodbeck Place southward to Bracken Road. Once the right-of-way is dedicated, the streets will be constructed according to the approved Subdivision Improvement Plans. Also, the developer will be eligible for financial assistance for infrastructure in support of single-family housing through the Department of Community Development.

Plat of Subdivision for The Center of Cincinnati Subdivision Located in the Vicinity of Marburg and Alamo Avenues in Oakley

Bayer Becker Engineers, on behalf of various owners of lots within the subdivision, submitted a Plat of Subdivision for The Center of Cincinnati Subdivision. The Plat of Subdivision dedicates new right-of-ways at the following locations: A) West side of Marburg Avenue opposite Alamo Avenue, which creates a right-turn-only lane from southbound Marburg Avenue into the commercial development complex. B) South side of Alamo Avenue from west of Calvert Street to Ridge Avenue, creating an additional turning lane. C) Northwest corner of Marburg Avenue and Disney Street to facilitate trucks turning onto Disney Street. D) The 51-foot right-of-way connecting Marburg Avenue and Madison Road, named Vandercar Way.

Recommendation on the Placement of the "Traveler's Column", a Public Sculpture, at 628 Sycamore Street in the Central Business District

The first abstract sculpture in Cincinnati's public art collection, the "Traveler's Column", created by the Italian artist Arnaldo Pomodoro, was displayed at Opera

Place Mall until 1994 when the Skywalk was demolished. Plans approved by the Historic Conservation Board include a provision for the placement of the "Traveler's Column" at the northeast corner of the Krippendorf Building site (the southeast corner of Seventh and Sycamore Streets). The sculpture will be installed in a basin with a water feature, as it was originally displayed at Opera Place Mall.

Ordinance Authorizing the City Manager to Execute an Agreement for Sale of 12.5 Acres of City-owned Property Known as Corsica Hollow in Madisonville

Corsica Hollow is a 12.5-acre site located on Red Bank Expressway, between the CSX rail line and old Red Bank Road, which was assembled by the City as part of the Madisonville Industrial Corridor Urban Renewal Plan. Recently, the Department of Community Development issued a request for proposals for developing the Corsica Hollow site. A review team evaluated the responses and recommended the Neyer Properties proposal, and the administration accepted the recommendation. Neyer Properties has agreed to purchase the property at market value and to provide soil remediation to support the proposed improvements. Phase I will include a 40,000 square foot light industrial and office building for the Lutz File & Tool Company, with room for an additional 20,000 square foot expansion. Phase II will include as much as 70 to 80,000 square feet of light industrial use. The site will also include a 1.5-acre outlot. The community would like to see Phase II marketed for a bank or sit-down restaurant. The developer will begin construction of Phase I immediately, with a projected completion date of early next year. The developer commits to finish the entire development within the next four years. The project will create as many as 260 new jobs when the site is built out.

Motion: Mr. Rager moved approval of the consent items.

Second: Mr. Faux

Vote: Motion was approved, 5-0.

PROPOSED ORDINANCE TO SELL A 20-ACRE PORTION OF CITY-OWNED PROPERTY KNOWN AS THE CONRAIL SITE AT RIVER ROAD AND SOUTHSIDE AVENUE IN SEDAMSVILLE AND RIVERSIDE

Action requested: Approve the above captioned ordinance.

Senior Economic Development Officer Bill Fischer presented the staff report, stating that in March of 1997 the City Council approved the purchase of the Conrail property to provide a relocation site for the produce industry, which was being displaced by the construction of the Paul Brown Stadium. However, the produce companies relocated to other sites, and the Conrail property remained undeveloped. Early this year, the Port of Greater Cincinnati Development Authority (Port Authority) approached the City with a proposal to assist a local business (Peter Cremer, Inc.), to expand their facility located across the street from the Conrail site. This ordinance will allow the City Manager to sell 20 acres of City-owned property to the

Port Authority for \$1.00. The Port Authority will contract to building the facilities needed by Peter Cremer, Inc., which include a 135,000 square foot warehouse facility, 20,000 foot processing facility and additional storage tanks. This development will retain 41 full-time jobs, as well as creating 20 new jobs. The total private investment on the Cremer site is expected to be more than \$18-million.

In addition to transferring the 20 acres to the Port Authority, the City Administration is recommending that the City expend \$250,000 to assist the installation of the needed roads and utilities. The estimated total cost of infrastructure is \$750,000. The Port Authority plans to finance the construction of the improvements and lease the property to Peter Cremer, Inc. Once the infrastructure is in place, the remaining 40 acres can be sold at Market rate. Staff recommends approval.

OPPONENTS

Doug Kohls (3337 Hanna, 45211), President of the Sedamsville Civic Association, indicated the community does not want additional silos. The residents believe there are alternative uses for this property that do not involve silos, and the Port Authority would know the community's position, had there been appropriate notification regarding this project. Mr. Kohls indicated there are other business owners interested in relocating to that site, some present today. He also questioned: Is this a good location for a light rail station to be established in the future?

Bob Murdock (2488 River Road, 45244), proprietor of Murdock Valves, which has been a family-owned business in the community for 150 years, is interested in his business being considered for relocation to a portion of this site. If his operation were to move there, they would require 2 to 5 acres and would retain 40 jobs. He suggested slowing the process to investigate other alternatives.

Richard D. Huddleston (407 Vista Glen, 45246) questioned the City's reasoning behind expediting this deal, when the property is to be sold for \$1 and yet require a \$250,000 investment for infrastructure.

Richard Donn (3674 Hillside Avenue, 45238), President of the Riverside Civic Club, objected to the lack of notice regarding the proposed project. He also questioned whether the Cremer operation would create environmental concerns regarding odors.

Richard A. Scott (619 Delhi Pike, 45238) owner of Dick Scott Plumbing located in Riverside, stated the access road is in very bad condition. He believes the site should have a master plan, rather than doing projects piece-meal.

John Klosterman (5615 Sidney Road, 45238) was unable to stay until recognized to speak, but had completed a card, indicating he opposed the project.

Motion: Mr. Rager moved approval of the sale of property.

Second: Mr. Mooney

Vote: Motion failed; 2-3 (ayes: Mooney, Rager; nays: Faux, Tarbell, Witte).

Mr. Faux stated he could not support the proposed sale for two reasons: first, he was not convinced that alternative uses had been investigated to determine the highest and best use for the entire parcel; and second, he was adamant that the Port Authority needed to bring information to the community councils, in conformance with the long-established tradition of the City.

Motion: Mr. Faux moved disapproval of the sale of property.

Second: Mr. Witte

Vote: Motion carried, 4-0 (ayes: Faux, Mooney, Rager, Witte; Mr. Tarbell stepped out of the room for a short time and, as a result, did not vote.)

PROPOSED ZONE CHANGE AT THE NORTHWEST CORNER OF COLLINS AVENUE AND EASTERN AVENUE IN THE EAST END NEIGHBORHOOD

Actions requested: 1. Approve a change in zoning from R-4 Multi-Family Low-Density District, R-5 Multi-Family Medium-Density District and B-2 Community Business District to an R-5(T) Multi-Family Medium-Density Transition District, at the northwest corner of Collins Avenue and Eastern Avenue because it will allow a reasonable use of the property based upon a Site Development Plan. 2. Approve guidelines for the R-5(T) Zone District at the northwest corner of Collins Avenue and Eastern Avenue, as follows: A. That the transition zone has B-2 use rights as specified in chapter 1437 Community Business District use regulations. B. That the guidelines of EQ-CR-1 be considered for any change of use or building design. C. That the residential site density be limited to 68 dwelling units. D. That building heights be limited to an elevation of 570 feet above sea level datum. E. The proposed buildings should be stepped in design so as to respect the 11 percent line of sight from elevation 624 feet above sea level datum north of Columbia Parkway. 3. Approve the Site Development Plan.

Senior City Planner Steve Briggs presented the staff report, explaining the petitioner requests to rezone property from R-4, R-5 and B-2 to R-5(T) to create a transition zone to facilitate a mixed use development that incorporates commercial, office, retail and housing.

The existing land use on the property consists of vacant land, commercial and office uses in the former Flerlage Marine Building and one residential building fronting Collins Avenue.

The vacant land areas are zoned R-5 Multi-Family Medium Density. While the commercial office building (former Flerlage Marine) is zoned B-2 Community Business District use, the residential building is zoned R-4 Multi-Family Low Density. This site lies within Environmental Quality Community Revitalization (EQ-CR) District Number One. There is an existing 20-foot wide right-of-way (Seybold Avenue) that

bisects the site, and it is anticipated that Seybold Avenue would be vacated to accommodate the site development plan.

The proposed development includes a mixture of commercial retail/office on the first floor with condominium units above. The buildings are proposed at a height of 69 feet above grade. Grade in the area is set above the flood plain at elevation 501. The tops of the proposed buildings are ten feet below Columbia Parkway and at least 55 feet below the first view unit in the lower level of Kingston House. The Kingston House building is approximately 390 feet distant from the closest edge of the property line. The proposed structures fit under an 11% view slope line extended from the lowest levels of Kingston House to the roof edge of the newest buildings located on the riverfront currently under construction. Ohio River water surface views and views of the Kentucky shoreline are not obscured by the height of these buildings.

Correspondence was received from the East End Area Council stating their support of the zone change and development. The proposed project conforms with the East End Riverfront Community Development Plan adopted by City Council on May 28, 1992. Staff recommends approval.

OPPONENTS

Attorney Tom Breidenstein (537 E. Pete Rose Way, 45202), on behalf of the Kingston House Homeowners Association, stated they are concerned regarding the height of the proposed project. While the developer has agreed to keep new structures under the 11% view slope line, he believes the commitment should be made part of the approval. Further, residents of Kingston House requested that the roof top view be buffered by providing shields on mechanical systems.

Also speaking in support of preserving the Kingston House view were Alan Gast, President of the Kingston House Homeowners Association, Thomas H. Clark and Pete Augsburg (all residents of 415 Bond Place, 45206).

PROPONENTS

Brian Brenneman (2147 Eastern Avenue, 45202), President of the East End Area Council, stated the community council strongly favors the project and urged the CPC to approve it. His organization believes this project is a great deal for the community -- they want to see it move forward in order to enhance the neighborhood.

Also in support of the project were Jerome Warner (2149 Eastern Avenue, 45202), Ken Schon (10151 Carver Road, 45242), Marty Byrnes (2223 Eastern Avenue, 45202), Jerome Imbus (2111 Galloway Court, 45240), David Imboden (2201 Eastern Avenue, 45202), Peggy Warner (2149 Eastern Avenue, 45202) and Girts Kruze (2324 Eastern Avenue, 45202).

Motion: Mr. Faux moved approval of the actions requested, as listed above.
Second: Mr. Tarbell
Vote: All ayes; motion carried.

**PROPOSED CHANGE OF ZONING WEST OF CENTRAL PARKWAY TO
BENEFIT CINCINNATI STATE TECHNICAL & COMMUNITY COLLEGE IN THE
CAMP WASHINGTON AND CLIFTON COMMUNITIES**

Action requested: Approve a change of zoning from an R-2 Single-Family Medium Density District to an I-R Institutional-Residential District in the vicinity west of Central Parkway, south of Streng Street, east of Spring Grove Avenue and north of Elmira Avenue.

Senior City Planner Steve Briggs presented the staff report. The proposed zone change will facilitate the development of an advanced technology and learning center building and parking garage for Cincinnati State Technical & Community College. The R-2 zone includes interstate highway and Central Parkway property, and its proximity to the I-R zone would affect the building setback, building height and buffer yard requirements for the proposed new facilities.

The Division of Traffic Engineering of the Department of Transportation and Engineering and the Cincinnati Park Board staff have been working with the college and consultants concerning driveway and curb access to the new parking garage. The driveway would cross over Park Board property along Central Parkway.

Staff notified the Camp Washington and Clifton Community Councils; however, no responses have been received. Staff recommends approval.

Motion: Mr. Witte moved approval of the zone change.
Second: Mr. Tarbell
Vote: Motion was unanimously approved; 5-0.

**REQUEST FOR VARIANCE OF THE ZONING CODE AT 917 CLINTON
SPRINGS AVENUE IN NORTH AVONDALE**

This item was withdrawn from the agenda at the request of the petitioner.

ADJOURNMENT

With no further business to consider, the meeting was adjourned.

City Planning Commission

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City Planning Department

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